

The Onyx.NEWS

Project Update: May 2016



The final shape in
the making



**LIVE.
WORK.
ASPIRE.**

A new landmark in Dubai

The Onyx is a prestigious freehold project that features an international trio of class A commercial and residential towers along with a 4-star boutique hotel, 3 podium levels of retail and F&B outlets, and is slated to become one of the key Local Community Destinations in Dubai.



- ✓ 305 offices, 169 residential units, 210 hotel rooms and 30 retail stores and restaurants.
- ✓ Two modern swimming pools and two fully equipped gymnasiums and spa.
- ✓ Interconnected podium area linking the three towers.
- ✓ Underground parking, concierge services, 24-hour maintenance and security.
- ✓ Large lobbies & walking areas.
- ✓ Separate entrances & elevators for offices, residences, hotel and retail shops.

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The Onyx

Getting ready to welcome you all.



The one-of-its-kind integrated community in the heart of Dubai is in the finalization stage as we are getting ready to handover apartments, offices and retail shops. It will indeed be a proud moment for all to take charge of their own address inside The Onyx. At Ishraqah, we are working towards the big day which will be during the 3rd Quarter of 2016.

A freehold project with great all-round views, located in the heart of the city and world-class facilities, The Onyx will deliver a new lifestyle for all.

We're almost there



of The Onyx is completed.

* Based on Dubai Land Department Technical Report dated March 2016.

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Project completion updates

T1 (Offices), T3 (Hotel), Podium (Retail), Basement Levels (Parking)

The work continues to progress at a hectic pace and is in the final stages of completion. Scheduled to be completed in May 2016, we are currently liaising with the respective government authorities to obtain the necessary permits and approvals prior to the handover of units to the respective owners.

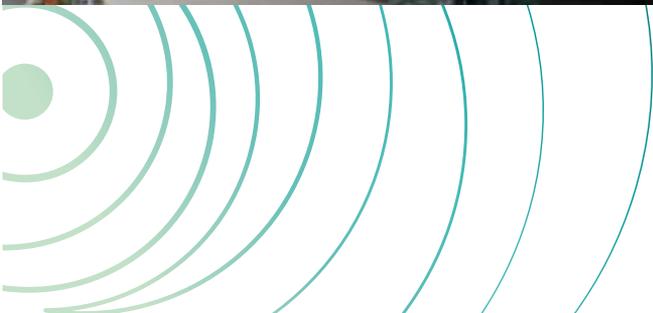
T2 (Offices and Residential)

The façade work on tower 2 is also in the final stages of completion. The tower is expected to be completed in July 2016. Meanwhile, we are in close coordination with the respective departments to get the mandatory permits and approvals to handover the units.

External Work

The work on the outside has also reached the final stage. While all swimming pool works are nearing completion, the hard landscaping works is progressing at a great pace. Furthermore, majority of the escalator works have been completed in the main entrance Lobby.

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One of Dubai's newest hotspots is almost ready.

OUR RETAIL PARTNERS

Mixed use developments have emerged as the new development paradigm in today's globally evolved cities. At The Onyx development, getting it right requires new ways of thinking around how the different users of mixed use space would interact, how the design of public and private space would be mediated, and what would be the role of 'precinct amenities' in creating a successful urban space.

It is fascinating to explore the underlying retail drivers for the project – the key social trends, shifting cultural preferences of the immediate catchment, and new ways of working and connecting that have clearly begun to drive the retail market in Dubai in fundamentally different ways.

Since the project started actively marketing the retail space in early 2016 through its expert leasing advisor McARTHUR + COMPANY, many leading international and regional brands, such as **Costa Coffee**, **Life Pharmacy**, **Al Maya Supermarket** (with newly added gourmet sections), **GRK Fresh Restaurant**, **1004 Mart** (Asian gourmet market), **Envogue Beauty Centre**, **Envogue men's barber**, **Al Fardan Exchange**, **Desco** (copy and print center), **Plant and Flowers**, **800 Degrees Pizza** and **Made 2 Measure** tailor have reserved their spots to be part of The Onyx experience.

With its ground-breaking design approach combined with an effective tenant mix relevant to the tastes of the local community, The Onyx is on track to being one of the newest community hotspots of Dubai in 2016.



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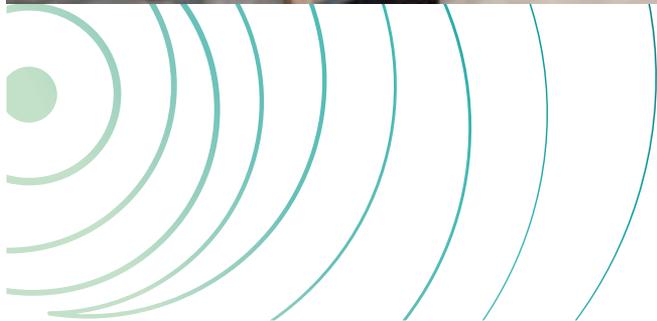
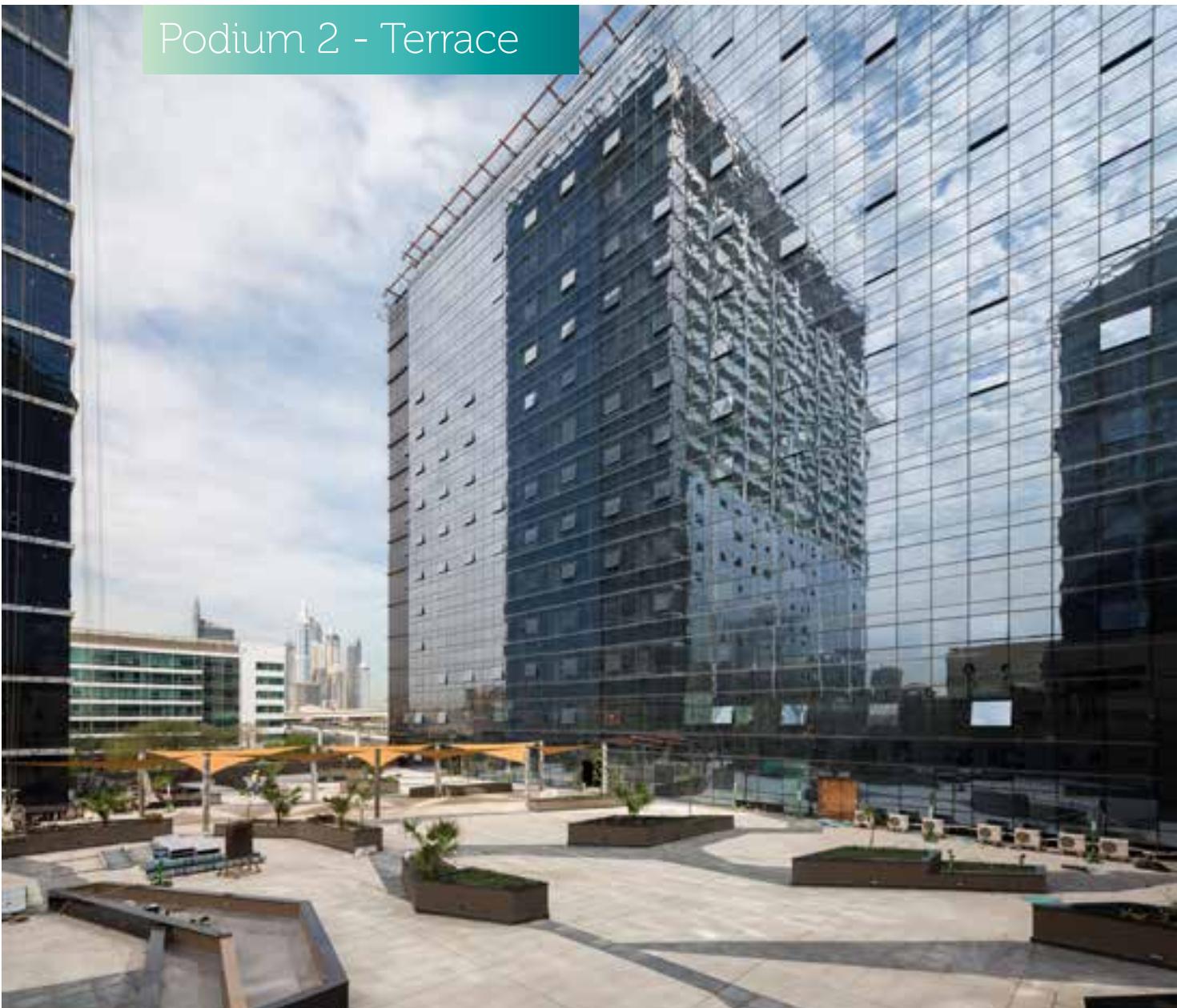
Construction updates



**LIVE.
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Construction updates

Podium 2 - Terrace



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Construction updates

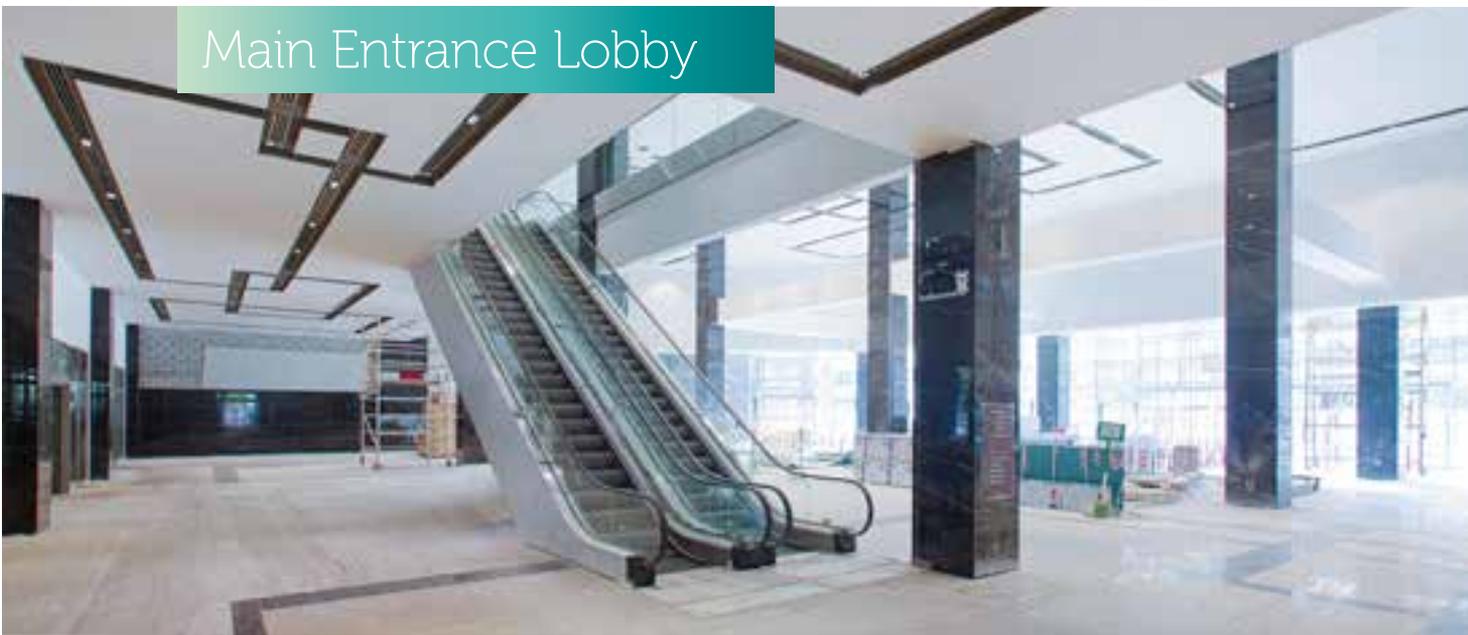
Residences - Main Entrance



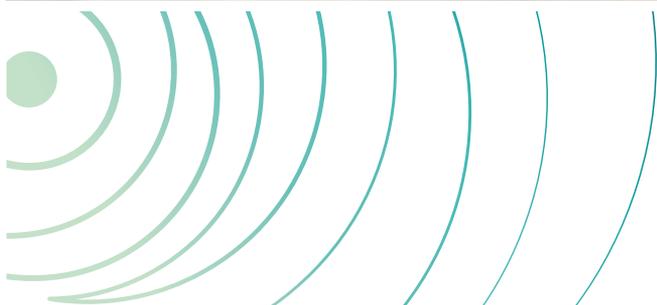
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Construction updates

Main Entrance Lobby



Offices - Main Entrance



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Construction updates

Podium -2 Landscapes, Water Features and Pool

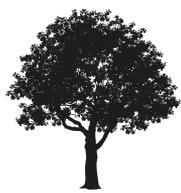


Retail Outlets



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The Onyx @ a glance



26,000_{sq.ft}
Open Landscaped Area



Boutique Hotel

22



Elevators

2



Swimming Pools

30



Retail / Restaurant Outlets

305



Offices.



Apartments

169

1440



Parking Spaces



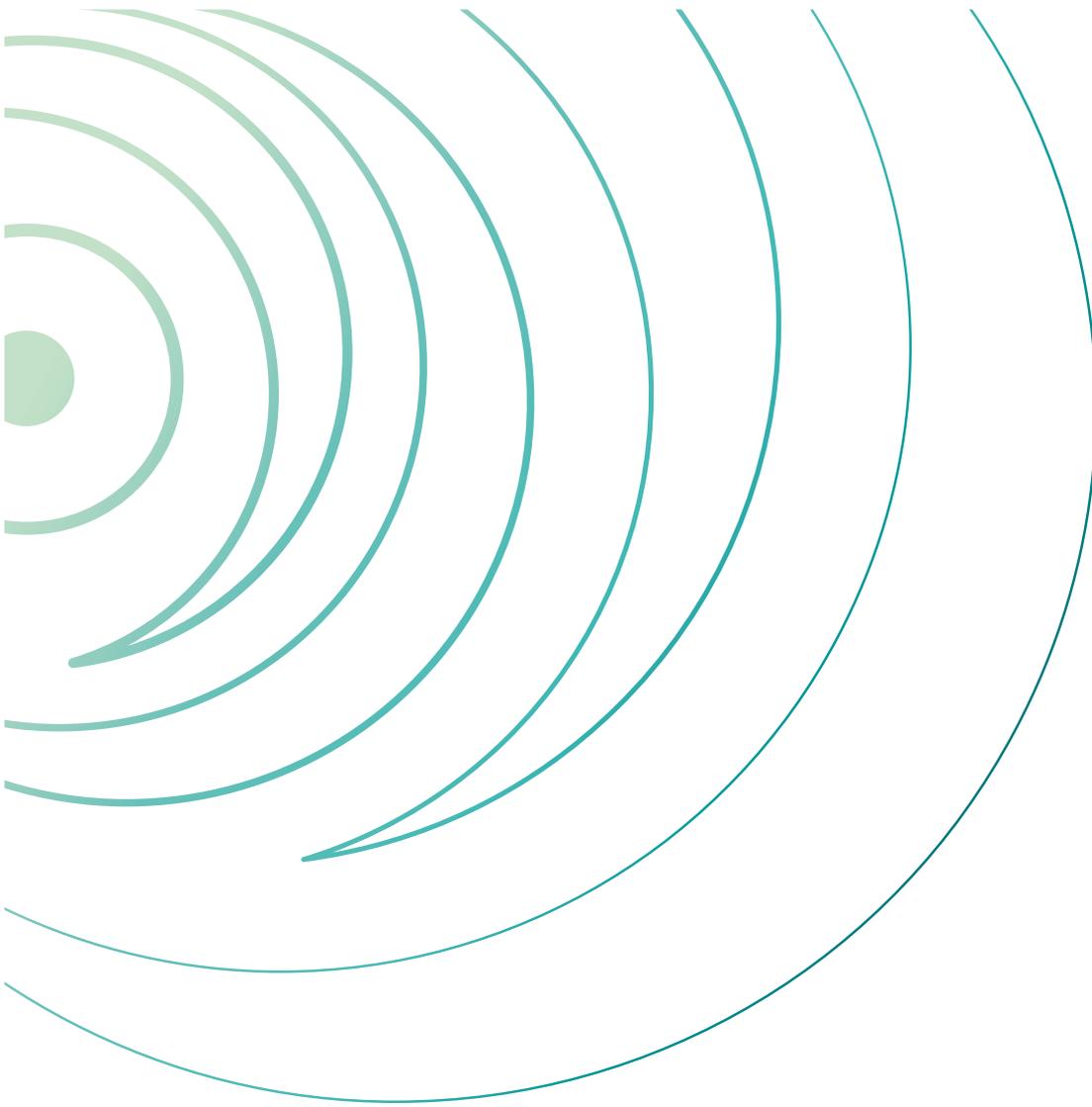
210

Hotel Keys



2,000,000_{sq.ft.}
Built Up Area

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